

CITY OF MUSKEGON  
ZONING BOARD OF APPEALS  
REGULAR MEETING

DATE OF MEETING: June 14, 2005  
TIME OF MEETING: 4:00 p.m.  
PLACE OF MEETING: **Commission Chambers, First Floor, Muskegon City Hall**

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AGENDA

I. Roll Call

II. Approval of Minutes of the Regular Meeting of May 10<sup>th</sup>, 2005.

III. PUBLIC HEARINGS

- A. Hearing, Case 2005-009: Request for a variance from the thirty foot required rear setback to a rear setback of twenty-two feet; to allow construction of a deck, which is more than two feet above grade in an R-1, Single Family Residential Zone on the lot at 712 Roberts St., by Paul Oakes Jr.
- B. Hearing, Case 2005-010: Request for a variance from Section 2334: Signs, to allow off-premise free standing signage in a residential zoning district, at 1165 E. Forest, 1191 E. Forest, and 1791 Roberts, by Andrew Deboer of Deboer Inc.
- C. Hearing Case 2005-012: Request for a variance from Section 2334: Signs, to allow installation of wall signage in excess of the 10% allotment allowed by ordinance, at 700 W. Hackley Ave., by Fred Glomb of Chalet House of Flowers.
- D. Hearing Case 2005-013: Request for a variance from Section 2331: Landscaping, Fencing, Walls, Screens and Lighting, to allow construction of fencing/screening of up to 12 foot tall on the property at 545 W Western Avenue, by Pam Babbitt and the Muskegon Zonta Club.
- E. Hearing Case 2005-014: Request for a use variance to allow a three-family residential use at 3312 Wilcox in an R-1 Single-Family Residential Zone, by Alex Santiago and Jane A. Schapka of J. Zander Homes, LLC.
- F. Hearing Case 2005-015: Request for a variance from the minimum side setback of 6 feet to a side setback of 3 feet 8 inches and reduction of the rear setback from the required 30 feet to 27 feet. Additionally, two variances from Section 2319: Residential Design Criteria, items 1 and 4. to allow construction of a home with 871 Square feet of living space instead of the required 960 square feet and with an overhang of 6 inches instead of the required 12 inches at 3312 Wilcox, by Alex Santiago and Jane A. Schapka of J. Zander Homes, LLC.

IV. OTHER BUSINESS

A. NONE

V. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE  
CITY COMMISSION AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting, upon twenty-four hour notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or calling the following:

Gail A. Kunding, City Clerk  
933 Terrace Street  
Muskegon, MI 49440  
(231) 724-6705